



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and REESE

EXCUSED: COUNCILMAN WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, BUSINESS DEVELOPMENT DIRECTOR LESA CODER, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, and DEPUTY CITY CLERK DEENY ARAUJO

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:
Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(3:03)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a right-of-way Grant for drainage purposes to the City of Las Vegas, for certain public drainage purposes located at Angel Park Golf Course, 100 South Rampart Boulevard - Ward 2 (L.B. McDonald)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Execution of these right-of-way Grants are necessary to properly document and authorize existing flood drainage areas built between 1988-1993 under roadways and adjacent to the golf course. These Easements protect and preserve the City's right to alter these areas in the future, in case the need arises for some type of change for flood control purposes.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Right-of-way Grant for Public Drainage, inclusive of four legal descriptions

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, explained that Item Nos. 1, 2 and 3 are related items. Item No. 1 deals mainly with drainage easements and by redefining the boundary lines as requested in Item No. 3, this grants the right-of-way permission to the City by Angel Park for flood control purposes.

No one appeared in opposition.

REAL ESTATE COMMITTEE MEETING OF APRIL 30, 2001

Item No. 1 – Discussion and possible action on a Second Amendment to Restated Management Agreement between Angel Park LLC and the City of Las Vegas.

MINUTES – Continued:

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:05 – 3:14)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on three Encroachment Agreements (Summerlin Parkway, Rampart North, Rampart South) from the City of Las Vegas to Angel Park LLC, for certain golf tunnels located at Angel Park Golf Course, 100 South Rampart Boulevard, located under Summerlin Parkway and Rampart Boulevard - Ward 2 (L.B. McDonald)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Execution of these Encroachment Agreements are necessary to properly document and authorize existing tunnels built in 1988 under roadways adjacent to the golf course. These Encroachment Agreements protect and preserve the City's right to alter these tunnels in the future, if the need should arise for: some type of change to our roadways, flood control purposes, or if a closure situation occurs. Angel Park will continue to maintain the tunnels under normal situations of daily operation.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Summerlin Parkway Encroachment Agreement
2. Rampart North Encroachment Agreement
3. Rampart South Encroachment Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

REAL ESTATE MEETING OF APRIL 30, 2001

Item No. 2 – Discussion and possible action on three Encroachment Agreements (Summerlin Parkway, Rampart North, Rampart South) from the City to Angel Park LLC

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, explained that approval of the Encroachment Agreements gives the City the right to alter any of the existing tunnels that run beneath Angel Park, if future needs arise.

CARL VON HAKE, General Manager, Angel Park, 100 South Rampart, appeared to answer any queries.

No one appeared in opposition.

COUNCILMAN MACK questioned whether any of this property could be sold. MR. ROARK replied that although the City does have the patent from the Bureau of Land Management (BLM), there are certain conditions that preclude sale of the property.

MR. ROARK also explained that the Angel Park LLC ownership has not changed. He advised that O. B. Sports, LLC, will take over the management of all golf courses nationwide that Angel Park owns and HERITAGE GOLF will take over management of the courses that they lease.

DEPUTY CITY ATTORNEY TERESITA PONTICELLO referenced the Disclosure of Principals form where O.B. Sports, LLC was listed as 100% owner of Angel Park LLC. MR. ROARK confirmed that a revised Disclosure of Principals will be submitted at the City Council Meeting on May 5th, listing the names of principals.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:05 – 3:14)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Second Amendment to Restated Management Agreement between Angel Park LLC and the City of Las Vegas to record a new survey redefining the boundary lines for the Angel Park Golf Course, 100 South Rampart Boulevard - Ward 2 (L.B. McDonald)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In 1987, Angel Park LLC entered into agreement with the City of Las Vegas (CLV) to design, construct, and operate a golf course and related activities on approximately six hundred and forty (640) acres of land. We have reached an agreement to re-record the legal boundary line along the current fence line, which will return approximately one hundred (100) acres of unused land back to the ownership and control of the City. See attached Agenda Memo.

RECOMMENDATION:

Staff recommends approval of the Agreement to redefine the boundary lines for Angel Park Golf Course and allow staff to file with the Clark County Recorder's Office the new survey of record and make the new survey a manner of permanent record as an Exhibit to the Restated Management Agreement

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Second Amendment to Restated Management Agreement
3. Site Map
4. Legal Descriptions
5. Record of Survey

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

REAL ESTATE COMMITTEE MEETING OF APRIL 30, 2001

Item No. 3 – Discussion and possible action on a Second Amendment to Restated Management Agreement between Angel Park LLC and the City of Las Vegas to record redefining boundary lines.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, indicated the old and new boundary lines on the map and explained that the amendment is to redefine the boundaries. This action will return 100 acres to the City's ownership and control and will be used to create green space or park development.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:05 – 3:14)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action to grant staff authorization to apply for a right-of-way grant for a detention basin located in the vicinity of Puli Road and Gilmore Avenue with the Bureau of Land Management (BLM) (\$100 - Public Works/Real Estate - Rental of Land) - (County)

Fiscal Impact

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No Impact

Amount: \$100 application fee

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Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source: PW Real Estate/Rental of Land

PURPOSE/BACKGROUND:

In order to secure a site for a detention basin, City staff desires to make application for 120 acres of land in the vicinity of Puli Road and Gilmore Avenue. This project is intended to reduce the flood hazard to life and property in the northwest sector due to uncontrolled flood waters. After making application to the BLM, staff intends to apply for annexation of the land into City jurisdiction.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

BLM Application

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, illustrated on the map the natural flow of the wash. He stated that a berm was created within the last three or four years, halting the natural flow of flood waters. Acquisition of the right-of-way will mean control of all land areas from Kyle Canyon to Alexander Road and allow the City to proceed with the proposed project to divert and control flood overflow.

REAL ESTATE COMMITTEE MEETING OF APRIL 30, 2001

Item No. 4 – Discussion and possible action to grant staff authorization to apply for a right-of-way grant for a detention basin located in the vicinity of Puli Road and Gilmore Avenue.

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:14 – 3:17)

1-300

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Land Purchase Agreement for the sale of approximately 3.75 acres of vacant real property, identified as Parcel Number 139-25-405-005, located on the northwest corner of East Bonanza Road and North Mojave Road, between Priority One Commercial (on behalf of the City of Las Vegas) and Primm Investment, Inc. (\$1,082,000 Revenue) - Ward 3 (Reese)

Fiscal Impact

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No Impact

Amount: \$1,082,000 Revenue

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Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

On December 6, 2000, the City Council authorized to market for sale the above referenced land. Staff has targeted this parcel to be marked as a potential commercial location. Priority One, as the authorized agent of the City, accepted the offer and fifty thousand dollars as earnest money. A copy of the contract and the money have been deposited at United Title to open escrow. The sale is contingent upon approval of an appropriate change of zoning and site plan development. This agreement is contingent upon approval by the City Council to make it binding.

RECOMMENDATION:

Staff recommends approval of the contract

BACKUP DOCUMENTATION:

Land Purchase Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN MACK** concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF APRIL 30, 2001

Item No. 5 – Discussion and possible action on a Land Purchase Agreement for the sale of approximately 3.75 acres of vacant real property, Parcel Number 139-25-405-005.

MINUTES – Continued:

DAVID ROARK, Manager of Real Estate and Asset Management, stated that in December of 2000, approval was received to market this property. The City has since entered into a contract with Primm Investment, Inc. The contract is contingent upon Primm applying for appropriate zoning, a General Plan Amendment and submitting a Site Plan for review.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:17 – 3:19)

1-390

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: SHARON SEGERBLOM

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

ABEYANCE ITEM - Discussion and possible action on the Second Amendment to the Operational Agreement between the City of Las Vegas and S.V.d.P. Management, Inc. for Las Vegas Village located at 1559 North Main Street - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

On December 6, 1995, the City of Las Vegas City Council approved the Operational Agreement of Las Vegas Village (Agreement) between the City of Las Vegas and S.V.d.P. Management, Inc. On June 19, 1998, the City Council approved an amendment to the aforementioned agreement to reflect language which allowed S.V.d.P. to apply for a Supportive Housing Program (SHP) grant. The second amendment is to revise language in the original agreement under Article 6.1 to allow S.V.d.P. to use both permanent improvement funding and program funding to meet the \$5,000,000 match the City required to be able to sell them the property.

RECOMMENDATION:

Staff recommends approval of amending the Second Amendment to the Operational Agreement of Las Vegas Village to amend the original match requirement.

BACKUP DOCUMENTATION:

Second Amendment to Operational Agreement of Las Vegas Village

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council for discussion with No Recommendation. COUNCILMAN MACK abstained because he is on the Advisory Board for Mash.

MINUTES:

COUNCILMAN REESE declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF APRIL 30, 2001

Item No. 6 – Discussion and possible action on the Second Amendment to the Operational Agreement between the City of Las Vegas and S.V.d.P. Management, Inc. for Las Vegas Village

MINUTES – Continued:

COUNCILMAN REESE asked whether this item needed to be discussed. DEPUTY CITY ATTORNEY PONTICELLO explained that this is an abeyance item called for by a previous City Council meeting and automatically went back on the Real Estate Committee Meeting Agenda.

DEAN COLLINS appeared on behalf of Mash Village.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN REESE closed the Public Hearing by making a motion.

(3:19 – 3:20)

1-446

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding lease for real property between City of Las Vegas and U.S. Government through the Department of Veterans Affairs for land in the Las Vegas Enterprise Park - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount: \$1.00 Annual lease rent

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Budget Funds Available

Dept./Division: OBD/Economic Dev. Div.

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Lease of 3.228 acres of land in the Las Vegas Enterprise Park to the U.S. Government to enable the selection of an enhanced use lessee to build an office facility for the Veterans Benefits Administration.

RECOMMENDATION:

It is recommended by the City Manager that the City Council approve the execution of the Lease Agreement with the U. S. Government and that the Mayor be authorized to execute the same.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Lease Agreement
3. Site Maps

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

LESA CODER, Director of Business Development, explained that the property is located west of the existing Veterans Hospital and adjacent to residential properties. The City has negotiated with the Department of Veterans Affairs to lease this property through March 3, 2002, for \$1 per year, at which time they will be able to find a developer for the site.

REAL ESTATE COMMITTEE MEETING OF APRIL 30, 2001

Item No. 7 – Discussion and possible action regarding lease for real property between the City of Las Vegas and U.S. Government through the Department of Veteran Affairs.

MINUTES – Continued:

DEPUTY CITY ATTORNEY PONTICELLO announced that the Veterans Administration needs to go forward with this lease by complying with certain regulations, holding public hearings, securing financing and Federal Government allocations as well as find a developer. The purpose of the lease is to allow them sufficient time to prepare for the actual acquisition.

EILEEN STRAUB, Director of the Department of Veteran Affairs Regional Office, responded to COUNCILMAN REESE'S query regarding modular buildings that upon construction of the building, the modulares will be removed.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:20 – 3:23)

1-496

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Real Property Purchase and Sale Agreement between the City of Las Vegas and Reliance Studios Holding Co., LLC for the sale of land in the Las Vegas Technology Center (Gain of \$1,025,064/Industrial Park Fund) - Ward 4 (Brown)

Fiscal Impact

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No Impact

Amount: Gain of \$1,025,064

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Budget Funds Available

Dept./Division: OBD/Economic Dev. Div.

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Augmentation Required

Funding Source: Industrial Park Fund

PURPOSE/BACKGROUND:

Sale of 2.94 acres of land in the Las Vegas Technology Center to Reliance Studios Holding Co., LLC (RS) for the construction of a studio and office facility to be used by Reliance Pictures.

RECOMMENDATION:

It is recommended by the City Manager that the City Council approve the execution of the Purchase and Sale Agreement with RS and that the Mayor be authorized to execute the same, and any and all documents including the Exhibits attached to the Agreement.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Real Property Purchase and Sale Agreement
3. Site Maps

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended this item be STRICKEN. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of Real Estate and Asset Management, requested this item be stricken from the agenda and also be posted at the City Council Meeting of May 2, 2001 as a stricken item.

REAL ESTATE MEETING OF APRIL 30, 2001

Item No. 8 – Discussion and possible action regarding a Real Property Purchase and Sale Agreement between the City of Las Vegas and Reliance Studios Holding Co., LLC

MINUTES – Continued:

LESA CODER, Director of Business Development, explained that the applicant has decided to pay cash on the front end, meaning that the contract needs to be reworked. Once this has been accomplished, this item will be forwarded to the Real Estate Committee for discussion and recommendation.

There was no further discussion.

COUNCILMAN MACK closed the Public Hearing by asking for a motion.

(3:23 – 3:24)

1-576

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 30, 2001

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

None.

THE MEETING ADJOURNED AT 3:24 P.M.

Respectfully submitted: _____

DEENY ARAUJO

May 2, 2001